

April 5, 2007

Meeting Notes- Land Use Committee

1. Members present: Chuck Roady, Velvet Phillips-Sullivan, Myrt Webb, Karen Reeves.
2. There were no changes to the agenda.
3. The agenda items on the utilities map and water resources will be rescheduled for the next meeting.
4. The committee reviewed the information collected up to this point consisting of:
 - Map showing the construction constrained area primarily water bodies.
 - Map showing septic densities
 - County road map
 - Map showing fire risk areas.
 - Transportation data.
 - Solid Waste data
 - Electric power connection data
 - Growth Policy, Chapter One summary

The committee felt that more data was needed on groundwater sources and wildlife. Karen Reeves volunteered to provide some maps to show groundwater and wildlife patterns.

5. A general discussion following on the data and information we have. Some general points were:
 - Incentives should be used to encourage favorable land use activities.
 - Mitigation can be used to offset the damage of unfavorable land use activities.
 - Agricultural operators need options other than selling and subdividing their land. The development of these options is the responsibility of the community.
 - Examples of favorable land use activities are: the continuation of farming/forestry as a major economic activity, the location of more residents in incorporated areas.
 - Examples of unfavorable land use activities are: development in high groundwater areas, development in high fire risk areas.
 - View sheds need to be addressed in the committee's report.
 - Property rights need to be addressed in the committee's report.
 - A "predictability map" would be desirable as part of the committee's report.
 - Kalispell needs to have a growth area similar to Columbia Falls and Whitefish.
6. The next meeting will be Thursday, 19 April.

